
CODE



INTERPRETATION

MECKLENBURG COUNTY

Building Code Enforcement

CODE: 2012 NC RESIDENTIAL CODE

SUBJECT: ACCESSORY BUILDING FOOTERS AND DIMENSION

REVIEWED: BUILDING CONSISTENCY TEAM

Question:

On an accessory storage building where is the 12' in any direction measured to and can an accessory storage building be built on stacked blocks, how far apart can they be spaced?

Code reference:

Chapter 1 section R101.2 scope

Answer:

The requirement for a permit is based upon any **plan dimension** (no overhangs) greater than 12' in any direction; also with any vertical height that is greater than 12' (measured from grade to mean roof line). Many buildings are elevated due to topography or ground clearances for non-treated joists/subfloor. The department has allowed based upon previous engineering the following practice:

- Precast solid blocks/footers or cap blocks can be used and dry stacked on grade
- Runners must be minimum 4x4
- Maximum clear span between blocks is 4'
- Must be 400 square feet or less, 1 story and tied down at the corners per section R101.2

Approved By Jeff Vernon Date 12/29/2015